023.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,100 / 782,100
					USE VALUE:	782,100 / 782,100
					ASSESSED:	782,100 / 782,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LEE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARIADAKIS EMANUEL--ETAL
Owner 2:	KARIADAKIS EVANGELINE
Owner 3:	
Street 1:	PO BOX 1023
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,758 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 2075 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4758.000	331,900		450,200	782,100
Total Card	0.109	331,900		450,200	782,100
Total Parcel	0.109	331,900		450,200	782,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.92 | /Parcel: 376.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14754
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1861!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	332,000	0	4,758.	450,200	782,200	782,200	Year End Roll	12/18/2019
2019	104	FV	265,000	0	4,758.	478,300	743,300	743,300	Year End Roll	1/3/2019
2018	104	FV	265,000	0	4,758.	348,900	613,900	613,900	Year End Roll	12/20/2017
2017	104	FV	214,300	0	4,758.	303,900	518,200	518,200	Year End Roll	1/3/2017
2016	104	FV	214,300	0	4,758.	258,900	473,200	473,200	Year End	1/4/2016
2015	104	FV	209,500	0	4,758.	253,200	462,700	462,700	Year End Roll	12/11/2014
2014	104	FV	209,500	0	4,758.	208,200	417,700	417,700	Year End Roll	12/16/2013
2013	104	FV	209,500	0	4,758.	198,100	407,600	407,600		12/13/2012

PRINT

Date	Time
12/10/20	17:24:54

LAST REV

Date	Time
10/11/17	08:02:04
mmcmakin	
1861	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12393-421		3/12/1973		27,250	No	No		N

USER DEFINED

Prior Id # 1:	14754
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2010	2128	Siding	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
8/3/2006	Inspected	BR	B Rossignol
9/30/1999	Mailer Sent		
9/30/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4758		Sq. Ft.	Site		0	80.	1.18	1									450,191						450,200	

Total AC/HA: 0.10923 | Total SF/SM: 4758 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 450,191 | Spl Credit | Total: 450,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15602398
Const Adj.:	0.98990101
Adj $ / SQ:	143.044
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450884
Depreciation:	119033
Depreciated Total:	331851

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

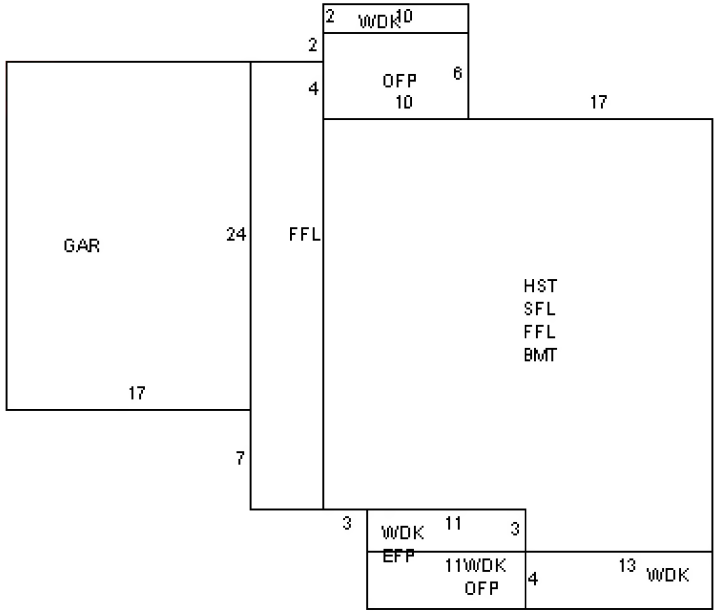
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
1	4	2	1
Totals			
2	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	923	143.040	132,029
BMT	Basement	768	42.910	32,957
SFL	Second Floor	768	143.040	109,858
GAR	Garage	408	20.910	8,533
HST	Half Story	384	143.040	54,929
WDK	Deck	149	12.580	1,875
OFP	Open Porch	104	32.040	3,332
EFP	Enclos Porch	33	71.870	2,372
	Net Sketched Area:	3,537	Total:	345,885
Size Ad	2075	Gross Are	3921	FinArea 2075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.04
Special Features:	0	Val/Su Net:	93.84
Final Total:	331900	Val/Su SzAd	159.95

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X7	A	AV	1985	0.00	T	27.2	104						
2	Frame Shed	D	Y	1	8X13	A	AV	1985	0.00	T	27.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	